

PB# 94-22

BUNZ FOOD SERVICE

3-1-32.2

94 22 Bunz
Site Plan Rt. 207

Approved 10/26/94

SBL# 3-1-32.2

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

14223

August 12 1994

Received of Vicki Lynn Gioia \$ 150.00
One Hundred Fifty and 00/100 DOLLARS
For Planning Board Application Fee #94-22

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>#483</u>		<u>\$150.00</u>

By Dorothy H. Hansen
Town Clerk
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12553

NO. 94-22

August 12, 1994

RECEIVED FROM Vicki Lynn Gioia (Bumg)
Seven Hundred Fifty 00/100 DOLLARS
Site Plan minimum review

Account Total \$ 750.00

Amount Paid \$ 750.00

Balance Due \$ -0-

Theresa Mason, Secy to the P.B.

Planning Board

Town Hall

555 Union Ave.

New Windsor, N.Y. 12553

NO. 94-22

October 21, 1994

RECEIVED FROM Cuomo Engineering
One Hundred Fifty 52/100 DOLLARS
2% of \$7,526.26 Inspection Fee

Account Total \$ 150.52

Amount Paid \$ 150.52

Balance Due \$ -0-

Theresa Mason, Secy to the P.B.

Susan Appalo 10/20/94

THE EFFICIENCY OF AN AMERICAN PRODUCT

TOWN OF NEW WINDSOR

GENERAL RECEIPT

14323

Taron Clark
Title

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 94-22

August 12, 1994

RECEIVED FROM Vicki Lynn Gioia (Bumg)
Seven Hundred Fifty 00/100 DOLLARS
Site Plan minimum review

Account Total \$ 750.00Amount Paid \$ 750.00Balance Due \$ -0-

Myra Mason, Secy to the P.B.

Planning Board
Town Hall
555 Union Ave.
New Windsor, N.Y. 12553

NO. 94-22

October 21, 1994

RECEIVED FROM Cuomo Engineering
One Hundred Fifty 52/100 DOLLARS
2% of \$7,526.26 Inspection Fee

Account Total \$ 150.52Amount Paid \$ 150.52Balance Due \$ -0-

Myra Mason, Secy to the P.B.

Susan Zappala 10/20/94

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

14323

Received of

Vicki Lynn Gioia

October 21, 1994

\$ 100.00

One Hundred and 00/100 DOLLARS

For

Planning Board Approval Fee #94-22

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CK #</u>	<u>524</u>	<u>100.00</u>

By

Dorothy H. HansenTaron Clark

Title

10/20/94
eng #124.50



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

7 December 1994

☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640

☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

MEMORANDUM

TO: Michael Babcock, Town Building Inspector

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: BUNZ SITE PLAN
SITE COMPLETION REVIEW
NEW WINDSOR PLANNING BOARD NO. 94-22

This memorandum shall confirm our field review of the subject site on the afternoon of 6 December 1994, to review the general completion status of the work relative to the site plan with stamp of approval by the Planning Board dated 26 October 1994. The following items were noted:

1. The handicapped ramp was constructed with a different configuration and different location than that shown on the plans. The ramp is approximately 9' spaced from the building, rather than immediately adjacent to the building, as was indicated on the approved site plan. Further, the length of the ramp has been significantly shortened by at least 35+', with the ramp now terminating to the right side of the handicapped parking space. These changes have resulted in some problems as further listed below.
2. Due to the location of the ramp, it is likely that vehicles parking in the marked spaces will hit the ramp structure with their bumpers (Previously a landscaped area existed between the parking spaces and the ramp. This area now exists between the ramp and the building). It may be appropriate to install wheel stops to avoid damage to the wooden ramp.
3. The striping of the parking spaces is unacceptable. Six (6) parking spaces were to be provided. Per Town Code, 10' width is required. The striping, as completed, includes six (6) 9' spaces plus one (1) 8' space. Striping length should also be corrected to 20'.

7 December 1994

**MEMORANDUM
PAGE 2**

4. The handicapped parking space does not have the required handicapped sign installed.
5. The dumpster pad and dumpster enclosure have not been installed.
6. The plantings at the front of the site have not been installed as shown on the approved plan. The evergreens have been installed in the State right-of-way and already pose a hazard in that line of sight is already obstructed when existing onto the State highway. These plantings should be relocated away from the State highway, onto the private property and out of sight line.
7. It is my understanding from our review that the current condition of the ramp, as installed, is unacceptable and violates the State Code. This problem results from the "extension" of the ramp slope utilizing concrete beyond the wooden ramp, without the benefit of the side railings. Apparently, a problem also exists with regard to the ramp surface not including a lip to prevent wheelchairs from rolling off the edge of the ramp surface.
8. The project sign has not yet been installed.

It was also observed that a light fixture has been installed on the exterior of the building near the parking area. This lighting fixtures does not appear to be the type and location as shown on the approved plan; however, given the commercial nature of the surroundings, this does not appear to be an area of concern.

It is my opinion that it would be inappropriate to attempt to assign a dollar value to the items noted above, since many require the decision of the owner/builder as to how to rectify the problem. Based on same, I suggest that the owner/builder be given an opportunity to resolve the situation and schedule a follow-up review when they believe same is appropriate.

Please contact me if you have any questions concerning the above.

Respectfully submitted,



Mark J. Edsall, P.E.

Planning Board Engineer

MJEmk

cc: James Petro, Planning Board Chairman

A:12-7-2E.mk



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

FAX MEMO

1763

TO: Paul Cuomo

ATTN: _____

FAX NUMBER: 567-0064

NUMBER OF PAGES (INCLUDING COVER SHEET) _____

FROM: Myra

DATE SENT: 12-8-94 TIME SENT: _____

MESSAGE: _____

For your review.

CD

TELEPHONE OR FAX ACKNOWLEDGEMENT OF THIS TRANSMISSION IS
REQUESTED:

YES _____ NO ✓



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
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Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: BUNZ SITE PLAN
(FORMERLY PICNIC PALACE APPLICATION)
PROJECT LOCATION: NYS ROUTE 207
SECTION 3-BLOCK 1-LOT 32.2
PROJECT NUMBER: 94-22
DATE: 14 SEPTEMBER 1994
DESCRIPTION: THE APPLICATION INVOLVES A PROPOSED EATING AND
DRINKING ESTABLISHMENT AT THE EXISTING
STRUCTURE. THE PLAN WAS PREVIOUSLY REVIEWED AT
THE 24 AUGUST 1994 PLANNING BOARD MEETING.

1. The only outstanding issues, to my knowledge, was clarification of the DOT approval and my concern with regard to the 10% slope off the State highway.

I have received a copy of a Highway Work Permit granted to Picnic Palace dated 2/3/94. This permit is written to the former Applicant for this site and, as well, indicates that the work permitted is "road curbs on driveway - upgrade existing access to DOT standards". The second sheet of the application appears to indicate that the improvement is "residential".

2. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
3. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Paragraph A(1)(9) of Chapter 19 of the Town Code.
4. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,

Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:BUNZ2.mk



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: BUNZ SITE PLAN
(FORMERLY PICNIC PALACE APPLICATION)
PROJECT LOCATION: NYS ROUTE 207
SECTION 3-BLOCK 1-LOT 32.2
PROJECT NUMBER: 94-22
DATE: 24 AUGUST 1994
DESCRIPTION: THE APPLICATION INVOLVES A PROPOSED EATING AND
DRINKING ESTABLISHMENT AT THE SITE PREVIOUSLY
REVIEWED AS THE "PICNIC PALACE".

1. The bulk information shown on the plan appears correct for the neighborhood commercial (NC) zone and the proposed use. The proposed development appears to comply with the minimum bulk requirements, acknowledging one existing non-conformance for front yard setback.

The Applicant should correct the floor area ratio values to indicate required as 10% and the proposed value as a percentage.

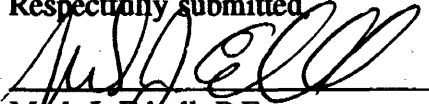
2. As I also indicated for the Picnic Palace site plan, I am concerned with regard to the slope indicated for the access drive off Route 207. This plan again depicts a 10% slope off the State highway. The Applicant should provide the Planning Board with the approval from the NYSDOT for this commercial access.
3. The Planning Board may wish to assume the position of **Lead Agenc**

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: BUNZ SITE PLAN
(FORMERLY PICNIC PALACE APPLICATION)
PROJECT LOCATION: NYS ROUTE 207
SECTION 3-BLOCK 1-LOT 32.2
PROJECT NUMBER: 94-22
DATE: 24 AUGUST 1994

5. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk

A:BUNZ.mk

BUNZ SITE PLAN (94-22) ROUTE 207

Mr. Nick Steyer appeared before the board for this proposal.

MR. STEYER: If you recall, the site plan which is essentially the same as the Picnic Palace, not too long ago, the only item that is really different on this site plan we've added a stockade fence to the rear of the property line and the reason or actually not the rear of the property line but the rear of the useable area of the site that we intended to use. The reason for that is we're not sure if the Newburgh Power Equipment is going to move all the junk and trucks and everything he has back there.

MR. PETRO: Is that to be a 6 foot stockade fence?

MR. STEYER: Yes.

MR. PETRO: Does it state anywhere on the five foot four inch?

MR. STEYER: Yes.

MR. PETRO: There's no variance for this right, 8 foot you need variance, 6 foot is a maximum?

MR. BABCOCK: Six foot can go anywhere on your property. If you want to go above 6 foot, you have to be ten foot off the property line.

MR. PETRO: You're going through the property so you are within, that is fine, okay.

MR. LANDER: Has the use changed in this building?

MR. STEYER: Well, it's still food services but the applicant, the applicant now what he is doing is modeling this after a Subway, hence the name Bunz. They are going to do all cold sandwiches, anything hot will be by microwave.

MR. LANDER: Sit down?

MR. STEYER: 18 seats.

MR. PETRO: Was the applicant here, young lady and young man? Is that the same applicant, that is after Alidama?

MR. STEYER: After Alidama, correct.

MR. PETRO: I met them in the Town Hall, that is correct. Floor area ratio ten percent of the proposed value as a percentage, you know about that?

MR. STEYER: Yes, that is changed. Are there new comments? I'm sorry.

MR. EDSALL: Yes, let me give a copy. The value shown really should be clearly shown as a percentage and then the proposed value should also show as a percentage. There appears to be a problem in the manner in which you're showing the numbers, they conflict with each other but that is a minor correction.

MR. PETRO: Do we have a letter from DOT anywhere? Do you have a letter from DOT?

MR. STEYER: We're submitting a new application to DOT.

MR. PETRO: That is in regards to the ten percent slope of the driveway?

MR. STEYER: Yes, what we have is ten percent across the parking area and 8 at the entrance.

MR. PETRO: Do they need a negative slope coming off the highway and up?

MR. LANDER: That is up to DOT.

MR. EDSALL: That is up to DOT and if you measure one particular area within the entrance curb cut, it comes out to just ten percent. From what I can see and I cannot in my mind believe that the DOT would approve a ten percent slope off their highway, but if they do, again as Ron said, that's their jurisdiction. I can't believe it but--

MR. PETRO: We'll wait and see if what comes back from DOT, I think we have gone over a good portion of this site plan a number of times as far as landscaping that has not changed.

MR. STEYER: No, exactly the same. I believe just before he dropped the project, he was real close to approval, that was just word of mouth.

MR. PETRO: I had thought, correct me if I am wrong, that we did at one time get notice from the DOT that they didn't have a problem.

MR. EDSALL: There was an indication that they had received approval. I've never seen a letter or a permit but I believe that was the only outstanding issue whether or not there was written acknowledgment from DOT.

MR. PETRO: So we're at that point and we'll wait till we get something for the file. As far as highway and fire has been approved.

MR. EDSALL: Since it's a new application, you may want to start SEQRA and you may want to decide if you need a public hearing.

MR. PETRO: Nothing from highway and fire then on this new application of this so we'll have that probably by next time. Lead agency, I think we should.

MR. LANDER: So moved.

MR. SCHIEFER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Bunz site plan on Route 207. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHIEFER AYE

MR. LANDER AYE
MR. PETRO AYE

MR. PETRO: I think we have gone, there's no other engineering review, no comments again I think we have really, we're at that point last time so we're waiting for the approvals from the highway, fire and hear from DOT and once we have that, we can go over it again at the next meeting and I think you're pretty well on your way.

MR. LANDER: Did we have a public hearing on this? I think we did, didn't we have a public hearing on this?

MRS. MASON: I don't think so.

MR. PETRO: Did the old applicant go to the Zoning Board?

MR. STEYER: No, he didn't.

MR. PETRO: I think we waived the public hearing because we had a discotheque.

MR. LANDER: Is it in the file?

MR. SCHIEFER: I move we waive the public hearing.

MR. PETRO: Put it in the new file.

MR. LANDER: Second it.

MR. PETRO: Motion has been made, Mark, it's not mandatory that we have a public hearing?

MR. EDSALL: No, I don't believe it's necessary and as well, I don't believe there's any significant issues identified as a part of the other application.

MR. PETRO: I remember not having it for the other one. Motion has been made and seconded that the New Windsor Planning Board waive public hearing under discretionary judgment of the zoning law. Any further discussion from the board members? If not, roll call.

August 24, 1994

10

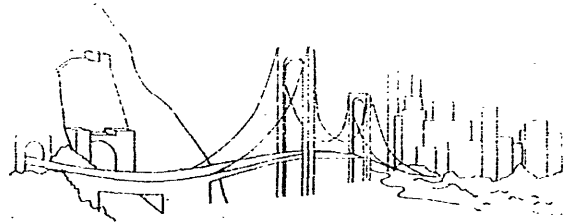
ROLL CALL

MR. SCHIEFER	AYE
MR. LANDER	AYE
MR. PETRO	AYE



CUOMO ENGINEERING

Stewart International Airport
2005 D Street, Bldg. #704
New Windsor, New York 12553
(914) 567-0063



TO: TOWN OF NEW WINDSOR
PLANNING BOARD
ATTN: MYRA

Date

Job No.

Re:

We are sending you attached the following items:

☐ Shop Drawings ☐ Prints ☐ Plans ☐ Specifications
☐ Copy of Letter ☐ Change Order

Copies	Date	No.	Description
10	9/17/94 REV		BUNZ SITE PLAN

These are transmitted as checked below:

☒ For Approval ☐ Approved as submitted
☐ For your use ☐ Approved as noted
☐ As requested ☐ Returned for corrections
☐ For review & comment

REMARKS:

REVISED FLOOR AREA RATIO FOR
BUNZ SITE PLAN. we REQUEST
APPEARANCE BEFORE PLANNING BOARD
ON SEPT 14TH

Copy to: _____

Signed _____

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/21/94

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 94-22
NAME: BUNZ
APPLICANT: GIOIA, VICKI

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
08/12/94	S.P. MINIMUM	PAID		750.00	
08/24/94	P.B. ATTY. FEE	CHG	35.00		
08/24/94	P.B. MINUTES	CHG	22.50		
09/14/94	P.B. ATTY. FEE	CHG	35.00		
09/14/94	P.B. MINUTES	CHG	18.00		
10/14/94	P.B. ENGINEER FEE	CHG	184.50		
10/21/94	RET. TO APPLICANT	CHG	455.00		
		TOTAL:	750.00	750.00	0.00

*Please issue a check in the
amount of \$455.00 to:*

*Vicki Lynn Gioia
359 E. Main Street
Jefferson Valley, NY 10535*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/31/94

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, With
A [Disap, App

FOR PROJECT NUMBER: 94-22

NAME: BUNZ

APPLICANT: GIOIA, VICKI

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/26/94	PLANS STAMPED	APPROVED
09/14/94	P.B. APPEARANCE . NO OUTDOOR SEATING -	ND:APPRV. COND. NEED COST ESTIMATE
08/24/94	P.B. APPEARANCE	LA:WVE. P.H.
08/24/94	P.B. APPEARANCE (CON'T)	CORRECT BULK TABLES
08/03/94	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/14/94

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 94-22

NAME: BUNZ

APPLICANT: GIOIA, VICKI

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	08/12/94	MUNICIPAL HIGHWAY	08/29/94	APPROVED
ORIG	08/12/94	MUNICIPAL WATER	08/17/94	NO TOWN WATER
ORIG	08/12/94	MUNICIPAL SEWER	09/07/94	SUPERSEDED BY REV1
ORIG	08/12/94	MUNICIPAL FIRE	08/29/94	APPROVED
ORIG	08/12/94		09/07/94	SUPERSEDED BY REV1
ORIG	08/12/94		09/07/94	SUPERSEDED BY REV1
REV1	09/07/94	MUNICIPAL HIGHWAY	09/09/94	APPROVED ✓
REV1	09/07/94	MUNICIPAL WATER	09/09/94	NO TOWN WATER
REV1	09/07/94	MUNICIPAL SEWER	/ /	
REV1	09/07/94	MUNICIPAL FIRE	09/09/94	APPROVED ✓
REV1	09/07/94		/ /	
REV1	09/07/94		/ /	

94-22

SITE PLAN FEES - TOWN OF NEW WINDSOR

APPLICATION FEE:.....\$ 100.00
~~150.00~~

* * * * *

ESCROW:

SITE PLANS (\$750.00 - \$2,000.00).....\$ 750.00

MULTI-FAMILY SITE PLANS:

_____ UNITS @ \$100.00 PER UNIT (UP TO 40 UNITS)....\$ ~~_____~~

_____ UNITS @ \$25.00 PER UNIT (AFTER 40 UNITS).....\$ ~~_____~~

TOTAL ESCROW PAID:.....\$ ~~_____~~

* * * * *

PLAN REVIEW FEE: (EXCEPT MULTI-FAMILY) \$ 100.00 ①

PLAN REVIEW FEE (MULTI-FAMILY): A. ~~\$150.00~~
PLUS \$25.00/UNIT B. _____

TOTAL OF A & B: \$ _____

RECREATION FEE: (MULTI-FAMILY)

~~\$1,000.00 PER UNIT~~

~~NUMBER OF UNITS~~

@ \$1,000.00 EA. EQUALS: \$ _____

SITE IMPROVEMENT COST ESTIMATE: \$ 7,526.26

A. ~~4% OF FIRST \$50,000.00~~
B. ~~2% OF REMAINDER~~

A. _____
B. 150.52

TOTAL OF A & B: \$ 150.52 ②

TOTAL ESCROW PAID:.....\$ 750.00

TO BE DEDUCTED FROM ESCROW: 295.00

RETURN TO APPLICANT: \$ 455.00

ADDITIONAL DUE: \$ _____



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

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WILLIAM J. HAUSER, P.E.
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507 Broad Street
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(717) 296-2765

14 October 1994

MEMORANDUM

TO: Myra Mason, Planning Board Secretary

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: BUNZ SITE PLAN
NEW WINDSOR PLANNING BOARD NO. 94-22

I have reviewed the proposed Site Improvement Bond Estimate for the subject project.

Attached hereto, please find a marked-up copy of the Estimate. Please note that the total Estimate has been reduced to \$7,526.26.

Please contact me if you have any questions concerning the above.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEmk
Encl.as

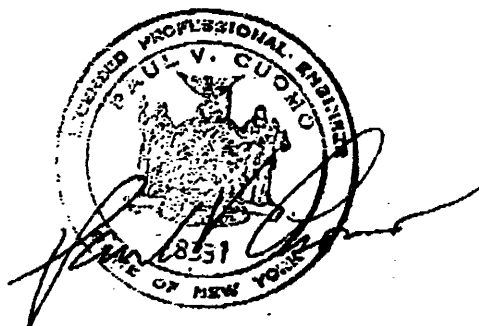
A:10-14-E.mk

BOND ESTIMATE
FOR
BUNZ
ROUTE 207
TOWN OF NEW WINDSOR
NEW YORK 12553

	UNIT/PRICE	TOTAL
a. Excavation (prep for parking and D.O.T. R.O.W.)	0.07/sq. ft	\$299.46
b. Item 4 Sub-Base	11.00/ten	\$1,584.00
c. Curbing	12.00/l.f	\$1,248.00
d. Asphalt & Top coarse within D.O.T. R.O.W.	1.90/sq. ft	\$1,596.00
e. Asphalt paving in parking area	1.27/sq. ft	\$4,366.26 ✓
f. Handicap parking sign/striping	13.00/ea 100	\$13.00 \$100 ✓
g. 5 white gem pines	27.00/ea ✓	\$216.00 ✓

TOTAL BOND ESTIMATE \$ ~~9322.72~~

\$ 7526.26



PREPARED BY
CUOMO ENGINEERING
STEWART INTERNATIONAL AIRPORT
2005 D STREET, BUILDING NO. 704
NEW WINDSOR, NEW YORK 12553
PHONE NUMBER (914) 567-0063

10/14/94
myr

JOB NUMBER 94246
OCTOBER 13, 1994

10/13/94 @

RESULTS OF P.B. MEETING

DATE: September 14, 1994

PROJECT NAME: Bumz S.P. PROJECT NUMBER 94-22

LEAD AGENCY:

* NEGATIVE DEC:

M) S) VOTE: A N

* M) L S) S VOTE: A 3 N 0

CARRIED: YES NO

* CARRIED: YES: ✓ NO

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) L S) S VOTE: A 3 N 0 APPR. CONDITIONALLY: 9/14/94

NEED NEW PLANS: YES NO ✓

DISCUSSION/APPROVAL CONDITIONS:

D.O.T. Permit Presented

Need Cost Estimate

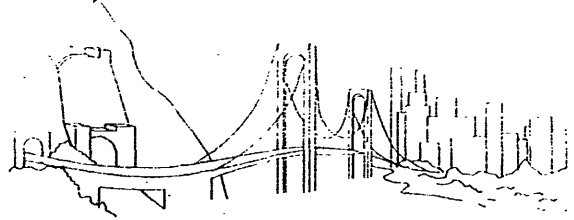
Slope questions have been addressed

Dumpster OK

No outdoor seating

Stewart International Airport
2005 D Street, Bldg. #704
New Windsor, New York 12553
(914)567-0063

OF
TRANSITION



TO: MYRA MASON
TN OF NEW WINDSOR
PLANNING BOARD
SECRETARY

Date: 10/13/94
Job No. 94246
Re:

We are sending you attached the following items:

☐ Shop Drawings ☐ Prints ☐ Plans ☐ Specifications
☐ Copy of Letter ☐ Change Order

[illegible]

These are transmitted as checked below:

☒ For Approval
☐ For your use
☐ As requested
☐ For review & comment

☐ Approved as submitted
☐ Approved as noted
☐ Returned for corrections

REMARKS: MYRA PLEASE FORWARD AS SOON AS POSSIBLE
AS ASPHALT PLANTS WILL BE CLOSING FOR
THE SEASON SHORTLY.

THANK YOU

Paul Sey

Copy to: _____

01101000

10/13/94

BOND ESTIMATE
FOR
BUNZ
ROUTE 207
TOWN OF NEW WINDSOR
NEW YORK 12553

	UNIT/PRICE	TOTAL
a. Excavation (prep for parking and D.O.T. R.O.W.)	0.07/sq.ft	\$299.46
b. Item 4 Sub-Base	11.00/ton	\$1,584.00
c. Curbing	12.00/l.f	\$1,248.00
d. Asphalt & Top coarse within D.O.T. R.O.W.	1.90/sq.ft	\$1,596.00
e. Asphalt paving in parking area	1.27/sq.ft	\$4,366.26
f. Handicap parking sign	13.00/ea	\$13.00
g. 8 white gem pines	27.00/ea	\$216.00

TOTAL BOND ESTIMATE \$ 9322.72



PREPARED BY
CUOMO ENGINEERING
STEWART INTERNATIONAL AIRPORT
2005 D STREET, BUILDING NO. 704
NEW WINDSOR, NEW YORK 12553
PHONE NUMBER (914) 567-0063

JOB NUMBER 94246
OCTOBER 13, 1994

10/13/94



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

FAX MEMO

TO: Mark Edsall, P.E.

ATTN: _____

FAX NUMBER: _____

NUMBER OF PAGES (INCLUDING COVER SHEET) 3

FROM: Myna

DATE SENT: 10-13-94 TIME SENT: _____

MESSAGE: _____

Please let me know if this

is OK and your fee for this file # 94-22

TELEPHONE OR FAX ACKNOWLEDGEMENT OF THIS TRANSMISSION IS
REQUESTED:

YES _____ NO ☒

ST/ OF NEW YORK DEPARTMENT OF TRANSPORTATION
HIGHWAY WORK PERMIT

Permit Fee: \$ 200.00
Insurance Fee: \$ 0.00
Total Received: \$ 200.00
Check or M.O. No.: 5331
Liability Insurance: Policy No.: PERM 17 on file

Permit No: 8-93-1000

Project Identification No.:
* Completion Date: 01/30/94
SH No.: 153
Deposit Rec. for \$ 0.00
Check or M.O. No.:

Permittee: PICNIC PALACE
606 LITTLE BRITAIN ROAD
NEW WINDSOR, NY 12553
att:

Estimated Cost of Work Performed in the State Right-of-Way \$:
Chargeable to Bond No.:
or Undertaking on File:

0.00
(\$ 0.00)

Billing Address: (Complete if different from above)

Return of Deposit Made Payable to: (Complete if different from Permittee)

Under the provisions of the Highway Law or Vehicle & Traffic Law permission is hereby granted to the permittee to:

ROAD CURBS ON DRIVEWAY - UP-GRADE EXISTING ACCESS TO D.O.T. STANDARDS. ALL DISTURBED AREAS WITHIN STATE ROW ARE TO BE TOPSOILED, SEEDED, AND MULCHED. NO TREES, WITHIN THE STATE ROW OVER 6" DBH ARE TO BE REMOVED WITHOUT PRIOR PERMISSION FROM THIS OFFICE.

THE PERMITTEE IS RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC. IN ADDITION, ANYBODY WORKING IN THE RIGHT OF WAY IS REQUIRED TO WEAR A HARD HAT AND A REFLECTIVE SAFETY VEST. ANYONE WORKING WITHIN THE R.O.W. WILL WEAR HIGH VISIBILITY APPAREL (ORANGE/YELLOW) AND HARD HAT.

County - ORANGE Municipality - NEW WINDSOR Route # - 207

as set forth and represented in the attached application at the particular location or area, or over the routes as stated therein, if required; and pursuant to the conditions and regulations whether, general or special, and methods of performing work, if any; all of which are set forth in the application and form of this permit.

Dated at: Poughkeepsie, N.Y.
Date Signed: 02/03/94

Commissioner of Transportation.

By:

M. J. Mignogna
MICHAEL J. MIGNOGNA

This permit, with application and drawing (or copies thereof) attached shall be placed in the hands of the contractor before any work begins.

NOTICE: Before work is started and upon its completion, the permittee absolutely must notify the Resident Engineer.

WILLIAM BAIN
(914)562-4020

112 DYCKSON STREET
NEWBURGH, NEW YORK 12550

UPON COMPLETION OF WORK AUTHORIZED, THE FOLLOWING WILL BE COMPLETED AND SIGNED BY THE PERMITTEE AND DELIVERED TO THE RESIDENT ENGINEER.

Work authorized by this Permit was completed on _____
DATE

Refund of deposit or return of bond or reduction of amount charged against bond or deposit on file for this permit whichever is appropriate, is requested.

DATE PERMITTEE AUTHORIZED AGENT (If Any)

Upon acceptance of work performed as satisfactorily completed, the Resident Engineer will sign the following and forward to the Regional Office.

Work authorized by this Permit has been satisfactorily completed and is accepted (Reverse side of this form must be completed).

DATE RESIDENT ENGINEER

The Regional Office will forward this form to the Main Office with the appropriate box checked.

To: HIGHWAY PERMIT SECTION:

- ☐ Refund of Deposit on this Permit is authorized.
- ☐ Return of Bond furnished for this Permit is authorized.
- ☐ Amount charged against Blanket Bond for this permit may be cancelled.
- ☐ Retain Bond for future permits.

DATE REGIONAL TRAFFIC ENGINEER

The issuing authority reserves the right to suspend or revoke this permit, at its discretion without a hearing or the necessity of showing cause, either before or during the operations authorized.

The Permittee will cause an approved copy of the application to be and remain attached hereto until all work under the permit is satisfactorily completed, in accordance with the terms of the attached application. All damaged or distributed areas resulting from work performed pursuant to this permit will be repaired to the satisfaction of the Department of Transportation.

* Upon completion of the work within the state highway right-of-way, authorized by the work permit, the person, firm, corporation, municipality, or state department or agency, and his or its successors in interest, shall be responsible for the maintenance and repair of such work or portion of such work as set forth within the terms and conditions of the work permit.

PER

RM 33m (7/93)

STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION HIGHWAY WORK PERMIT APPLICATION FOR NON-UTILITY WORK

PREPARE 3 COPIES

93-1000

Application is hereby made for a highway work permit:

For Joint application, name and address of Second Applicant below:

Name Picnic Palace
 Address 606 Little Britain Road
 City New Windsor State NY Zip 12553
 Federal I.D. No. or Social Security No. 073-46-3886
 Applicant Telephone # 914-567-1046
 Contact person in case of emergency _____
 (include telephone number) _____

Name _____
 Address _____
 City _____ State _____ Zip _____
 Project Identification No. _____
 Highway Work Permit No. _____

RETURN PERMIT TO: (IF DIFFERENT FROM ABOVE)

Name _____
 Address _____
 City _____ State _____ Zip _____

RETURN OF DEPOSIT/BOND TO: (COMPLETE ONLY IF DIFFERENT FROM PERMITTEE)

Name _____
 Address _____
 City _____ State _____ Zip _____

- Estimated cost of work being performed in state highway right-of-way \$ _____
- Anticipated duration of work: From JAN 19 94 thru JAN 19 95, to apply to the operation(s) checked below:
- Protective Liability Insurance covered by Policy No. _____; expires on _____ 19 _____
- A \$20.00 fee will be charged for checks returned by bank.

CHECK TYPE OF OPERATION	Permit Fee	Insurance Fee	Perm 17 or Under Taking	Total Amount of Fee and/or Insurance	Guarantee Deposit and/or Bond Amount	Guarantee Dep. Check Number or Bond Number
5. <input type="checkbox"/> Single job - Permit issued for each job						
a. <input type="checkbox"/> Driveway or roadway						
1. <input type="checkbox"/> Residential	\$ 15	\$ 25				
2. <input type="checkbox"/> Commercial - Minor	550	175				
3. <input type="checkbox"/> Commercial - Major - (Less than 100,000 square feet Gross Building Area)	1400	N/A				
4. <input type="checkbox"/> Commercial - Major - (100,000 square feet Gross Building Area and Greater)	Actual cost with a minimum of \$2000 paid upon submission of permit app.	N/A				
5. <input type="checkbox"/> Subdivision Street	900	N/A				
6. <input type="checkbox"/> Temporary access road or street	200	150				
b. <input checked="" type="checkbox"/> Improvement						
1. <input checked="" type="checkbox"/> Residential	15	25				
2. <input type="checkbox"/> Commercial						
Check additional description below:						
a. <input checked="" type="checkbox"/> Install sidewalk, curb paving, stabilized shoulder, drainage, etc.	200	150				
b. <input type="checkbox"/> Grade, seed, improve land contour, clear land of brush, etc.	100	75				
c. <input type="checkbox"/> Resurface existing roadway or driveway	50	50				
c. <input type="checkbox"/> Tree Work						
1. <input type="checkbox"/> Residential	15	25				
2. <input type="checkbox"/> Commercial (not required for pruning if utility has annual maintenance permit)	25	50				
Check additional description below:						
a. <input type="checkbox"/> Removal or planting						
b. <input type="checkbox"/> Pruning, applying chemicals to stumps, etc.						
d. <input type="checkbox"/> Miscellaneous Construction						
1. <input type="checkbox"/> Beautifying ROW - (for Civic Groups only)	NC	25				
2. <input type="checkbox"/> Temporary signs, banners, Christmas decorations	25	25				
3. <input type="checkbox"/> Traffic control signals	500	175				
4. <input type="checkbox"/> Warning and entrance signs	25	50				
5. <input type="checkbox"/> Miscellaneous - Requiring substantial review	400	175				
6. <input type="checkbox"/> Miscellaneous	25	50				
6. <input type="checkbox"/> Encroachments caused by D.O.T. acquisition of property	25	50				
7. <input type="checkbox"/> Compulsory permit required for work performed at the request of D.O.T.						
a. <input type="checkbox"/> Building demolition or moving requested by D.O.T.						
1. <input type="checkbox"/> Demolition	NC	25				
2. <input type="checkbox"/> Moving	NC	25				
b. <input type="checkbox"/> Improvement to meet Department standards	NC	25				
8. <input type="checkbox"/> Miscellaneous	25	25				
9. <input type="checkbox"/> Adapt a Highway	NC	N/A				

SEE
CERT
OF
INS200.00
OK
5331
1/10/94

PROPOSED WORK (BRIEF DESCRIPTION): ROAD CURBS ON DRIVEWAY

ATTACHED: Plans X Specifications 115-8 LOCATION: State Route RT 207 State Highway SH 153
between Reference Marker 115-8 and Reference Marker 115-8
Town of: New Windsor County of: Orange

SEQR REQUIREMENTS: (Check appropriate box)

☐ Exempt ☒ Ministerial ☐ Type II ☐ EIS or DEIS Lead Agency

If project is identified to be ministerial; or TYPE II, no further action is required.

If project is determined to be other than ministerial, exempt, or TYPE II, refer to M.A.P. 7.12-2, Appendix A SEQR REQUIREMENTS FOR HIGHWAY WORK PERMITS.

Acceptance of the requested permit subjects the permittee to the restrictions, regulations and obligations stated on this application and on the permit.

Applicant Signature Donna Allidamer Date 1-10 19 94

Second Applicant Signature Date 19

Approval recommended Jan 14 19 94 By Resident Engineer W.D. Pan Residency No. 4

Approved 02/01 19 94 By Regional Traffic Engineer M.J. MIGNOGNA Region No. 8

PERMIT IS ISSUED CONTINGENT UPON LOCAL REQUIREMENTS BEING SATISFIED.

RESULTS OF P.B. MEETING

DATE: August 24, 1994

PROJECT NAME: Bumz S.P. PROJECT NUMBER 94-22

LEAD AGENCY:

* NEGATIVE DEC:

M) L S) S VOTE: A 3 N 0

* M) S) VOTE: A N

CARRIED: YES ✓ NO

* CARRIED: YES: NO

PUBLIC HEARING: M) S S) L VOTE: A 3 N 0

WAIVED: YES ✓ NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

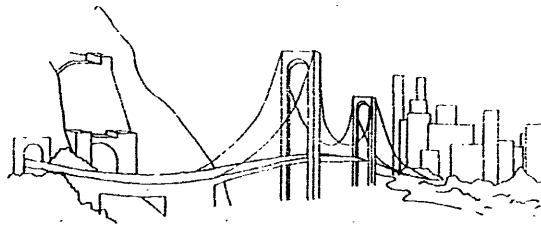
Correct Bulk Table for % of slope
Need written approval from DOT, Navy + Fire
return to next meeting.

LETTER
OF
TRANSMITTAL



CUOMO ENGINEERING

Stewart International Airport
2005 D Street, Bldg. #704
New Windsor, New York 12553
(914) 567-0063



TO: TOWN OF NEW WINDSOR
BUILDING DEPARTMENT
ATTN: MYRA

Date: AUGUST 11, 1994
Job No. 94246
Re: BUNZ SITE PLAN

We are sending you attached the following items:

☐ Shop Drawings ☐ Prints ☐ Plans ☐ Specifications
☐ Copy of Letter ☐ Change Order

Copies	Date	No.	Description
10	08/11/94	94246	BUNZ, ROUTE 207, SITE PLAN AND DETAILS
1	08/11/94	94246	BUNZ PLANNING BOARD APPLICATION PACKAGE
2			CHECKS \$750.00 - TOWN OF NEW WINDSOR \$150.00 - TOWN OF NEW WINDSOR

These are transmitted as checked below:

☐ For Approval ☐ Approved as submitted
☐ For your use ☐ Approved as noted
☐ As requested ☐ Returned for corrections
☐ For review & comment

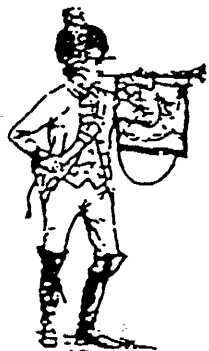
REMARKS:

Copy to: _____



CUOMO ENGINEERING
2005 D ST. #704
STEWART INTERNATIONAL AIRPORT
NEW WINDSOR, NY 12553

Signed



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **94- 22**

DATE PLAN RECEIVED: **RECEIVED AUG 12 1994** Orig.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by _____
_____ for the building or subdivision of _____
_____ has been
reviewed by me and is approved ☒ _____
disapproved _____.

If disapproved, please list reason _____

Fred Saylor 8/29/94
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., ~~SEWER~~, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94-22

DATE PLAN RECEIVED: RECEIVED SEP 7 1994 Rev1

The maps and plans for the Site Approval Rt. 207 Proj Title: Bunz
Subdivision _____ as submitted by _____

_____ for the building or subdivision of
Bunz Site Plan has been
reviewed by me and is approved ☒ No Town Water
disapproved _____

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

DATE

☒ WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 29 August 1994
SUBJECT: Bunz Site Plan

Planning Board Reference Number: PB-94-22
Dated: 12 August 1994
Fire Prevention Reference Number: FPS-94-046

A review of the above referenced subject site plan was conducted on 29 August 1994.

This site plan is acceptable.

Plans Dated: 1 August 1994.


Robert F. Rodgers, C.C.A.

RFR/mvz

INTER-OFFICE CORRESPONDENCE

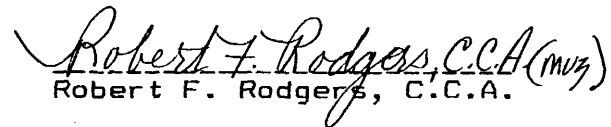
TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 9 September 1994
SUBJECT: Bunz Site Plan

Planning Board Reference Number: PB-94-22
Dated: 7 September 1994
Fire Prevention Reference Number: FPS-94-053

A review of the above referenced subject site plan was conducted on 8 September 1994.

This site plan is acceptable.

Plans Dated: 7 September 1994 Revision 1


Robert F. Rodgers, C.C.A.

RFR/mvz



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, ~~HIGHWAY~~

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 94- 22

DATE PLAN RECEIVED: RECEIVED SEP 7 1994 *Rev*

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

_____ has been

reviewed by me and is approved ☒ _____

disapproved ☐ _____

If disapproved, please list reason _____

713ed 4/14/94
HIGHWAY SUPERINTENDENT 2/9/94 DATE

WATER SUPERINTENDENT _____ DATE

SANITARY SUPERINTENDENT _____ DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., ~~SEWER~~ SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

94- 22

DATE PLAN RECEIVED: **RECEIVED AUG 12 1994**

ORIG.

The maps and plans for the Site Approval Sakadelis

Subdivision _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved _____

disapproved ☒

If disapproved, please list reason out of water District -

No water available

HIGHWAY SUPERINTENDENT

DATE

☒ WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

8/12/94



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765

1-3
**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF New Windsor

P/B # -

WORK SESSION DATE: 3 AUG 94

APPLICANT RESUB.
REQUIRED: New Pln + App

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: BUNZ (Retail & Restaurant Food)

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Nick

MUNIC REPS PRESENT: BLDG INSP. VAC
FIRE INSP. Bob
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Sub type sandwiches.
- same as picnic Palace but
2nd floor for storage
- added fence at rear of property
- only ck if grading is done



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

17 TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Chg. _____ Site Plan ☒ Spec. Permit _____

1. Name of Project Bunz
2. Name of Applicant Vicki Gioia Phone (914) 245-1933
Address 359 E. Main St. Jefferson Valley, N.Y. 10535
(Street No. & Name) (Post Office) (State) (zip)
3. Owner of Record MR. ANGELO SAKADIS Phone _____
Address 314 TOLMAN RD. ROCK TAVERN N.Y. 12553
(Street No. & Name) (Post Office) (State) (zip)
4. Person Preparing Plan CUOMO ENGINEERING
Address Box 2005 "D" ST. NEW WINDSOR N.Y. 12553
(Street No. & Name) (Post Office) (State) (zip)
5. Attorney Brian Stapleton Phone 761-2919
Address 309 MAMARONECK AVE. White Plains, N.Y. 10605
(Street No. & Name) (Post Office) (State) (zip)
6. Person to be notified to represent applicant at Planning Board Meeting PAUL. CUOMO P.E. Phone (914) 567-0063
(Name)
7. Project Location: On the NORTH side of RTE 207
(street)
500' feet WEST of WEATHER OAK HILL RD
(direction) (street)
8. Project Data: Acreage of Parcel .5 Zone NC
School Dist. _____
9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Y _____ N ☒

If you answer "yes" to question 9, please complete the attached Agricultural Data Statement.

10. Tax Map Designation: Section 3 Block 1 Lot 32.2

11. General Description of Project: .5 AC PARCEL CONTAINING
1 1/2 STORY WOOD FRAME STRUCTURE SERVICED BY MUNICIPAL
SEWER AND INDIVIDUAL WELL

12. Has the Zoning Board of Appeals granted any variances for this property? yes ☒ no.

13. Has a Special Permit previously been granted for this property? yes ☒ no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

22nd day of July 1994

Picki Silvia
Applicant's Signature

Deborah Green
Notary Public

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 18, 1995

TOWN USE ONLY:

8-11-94
Date Application Received

94-22
Application Number

"XX"

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Vicki Gioia, deposes and says that she
(Applicant)

resides at 359 E. Main St.
(Applicant's Address)

in the County of Westchester

and State of New York

and that she is the applicant for the BUNZ

(Project Name and Description)

which is the premises described in the foregoing application and

that he has authorized NICHOLAS P. STYER (CUNOMO ENGINEERING)
(Professional Representative)

to make the foregoing application as described therein.

Date: 7/22/94

* Vicki Gioia
(Owner's Signature)

Nicholas P. Styer
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR CUOMO ENGINEERING	2. PROJECT NAME BUNZ
3. PROJECT LOCATION: Municipality NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) NEW WINDSOR TAX MAP, SECT 3, BLK 1, LOT 32.2	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: MODIFICATION OF AN ABANDONED WOOD FRAME RESIDENCE TO A COLD SANDWICH RESTAURANT	
7. AMOUNT OF LAND AFFECTED: Initially <u>.5</u> acres Ultimately <u>.5</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals TOWN OF NEW WINDSOR PLANNING BOARD	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>NICHOLAS P. STEYER</u> Date: <u>7/22/94</u>	
Signature: <u>Nicholas P. Steyer</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly. C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly. C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly. D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

If applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|---|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. <input type="checkbox"/> Catch Basin Through Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <input type="checkbox"/> Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing Date | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 7. <input checked="" type="checkbox"/> Revision Dates | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> Area Map Inset | 36. <input checked="" type="checkbox"/> Water Supply |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input checked="" type="checkbox"/> Sanitary Disposal System |
| 10. <input checked="" type="checkbox"/> Properties Within 500' of Site | 38. <input type="checkbox"/> Fire Hydrants |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 39. <input checked="" type="checkbox"/> Building Locations |
| 12. <input checked="" type="checkbox"/> Plot Plan | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 41. <input type="checkbox"/> Front Building Elevations |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 42. <input type="checkbox"/> Divisions of Occupancy |
| 15. <input checked="" type="checkbox"/> Zoning Designation | 43. <input type="checkbox"/> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. <input checked="" type="checkbox"/> Bulk Table Inset |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 45. <input checked="" type="checkbox"/> Property Area (Nearest
100 sq. ft.) |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.) |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 47. <input checked="" type="checkbox"/> Building Coverage (% of
Total Area) |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 48. <input checked="" type="checkbox"/> Pavement Coverage (sq. ft.) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of
Total Area) |
| <u>PROPOSED IMPROVEMENTS</u> | |
| 22. <input checked="" type="checkbox"/> Landscaping | 50. <input type="checkbox"/> Open Space (sq. ft.) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 51. <input type="checkbox"/> Open Space (% of Total Area) |
| 24. <input checked="" type="checkbox"/> Screening | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Prop. |
| 25. <input checked="" type="checkbox"/> Access & Egress | 53. <input checked="" type="checkbox"/> No. of Parking Spaces Req. |
| 26. <input checked="" type="checkbox"/> Parking Areas | |
| 27. <input checked="" type="checkbox"/> Loading Areas | |
| 28. <input checked="" type="checkbox"/> Paving Details
(Items 25-27) | |

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. _____ Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
55. _____ A Disclosure Statement, in the form set below must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

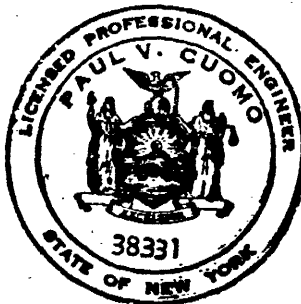
"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the applicant. the Town of Ne Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with the checklist and the Town of New Windsor Ordinances, to the best of my knowledge



By: _____

Licensed Professional

Date: _____

#9422

"XX"

ATTACHMENTS

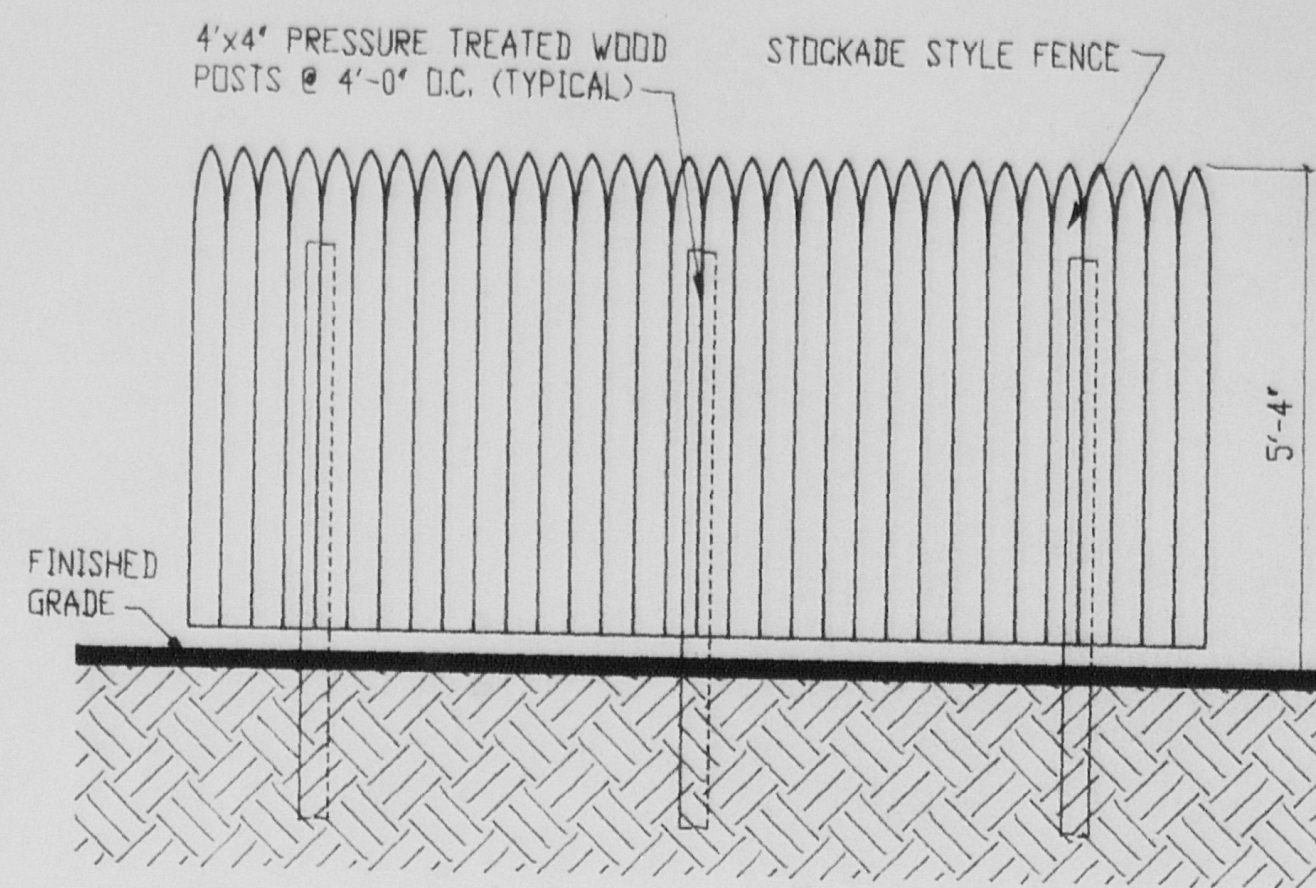
- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

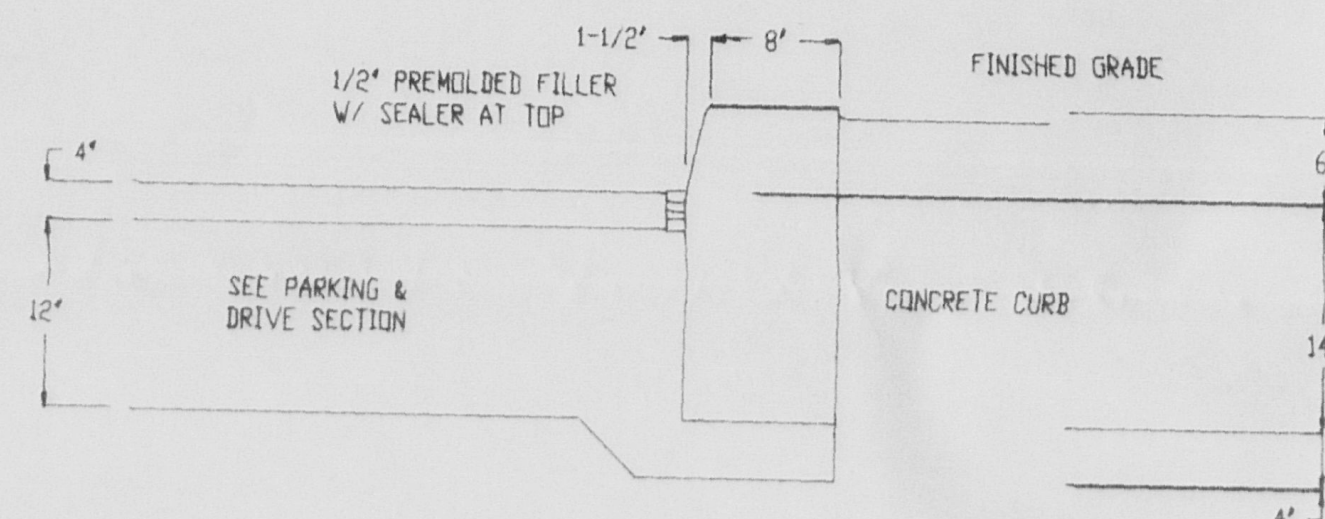
IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

*this Property is not located
in a flood zone*

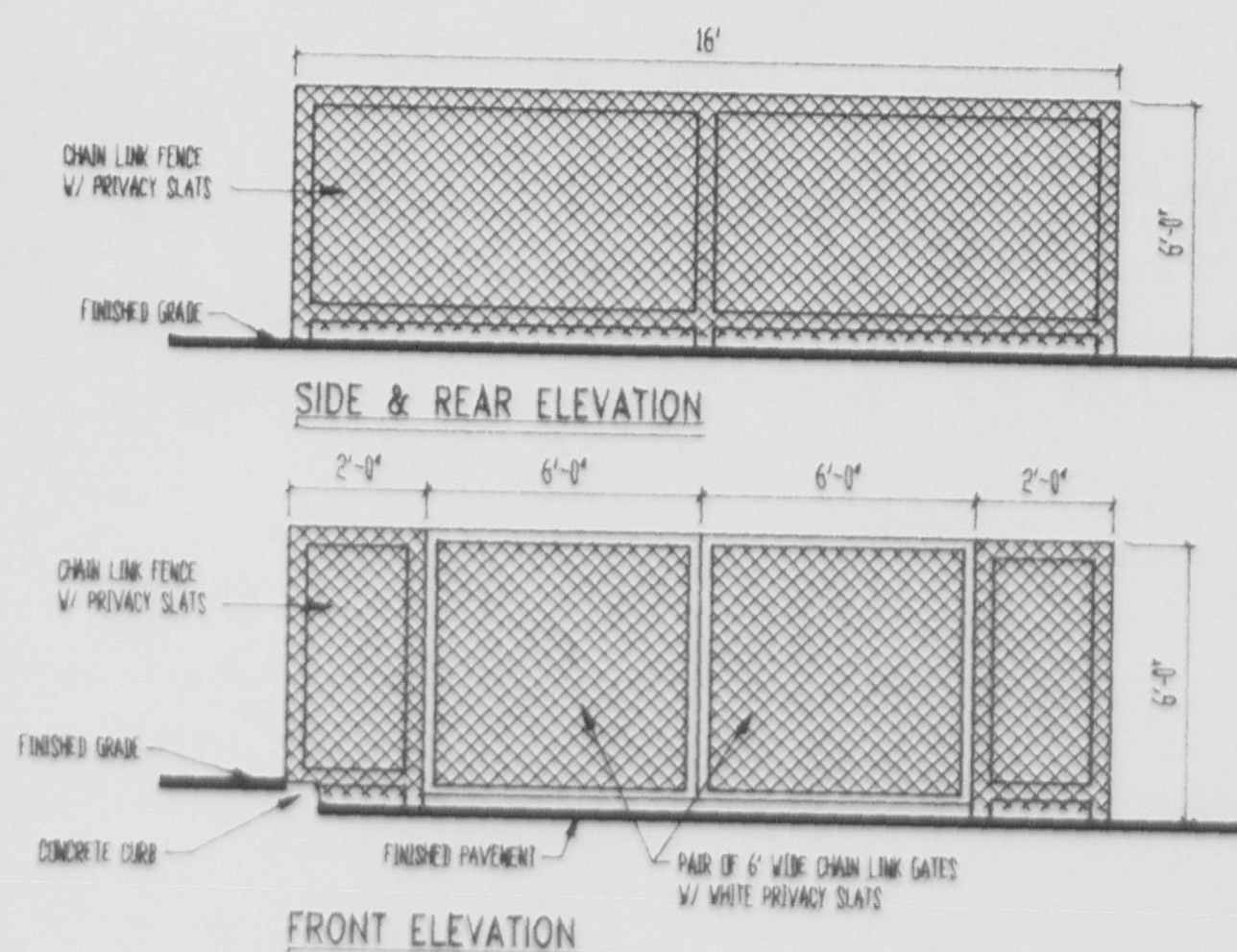
Nicholas P. Stuges



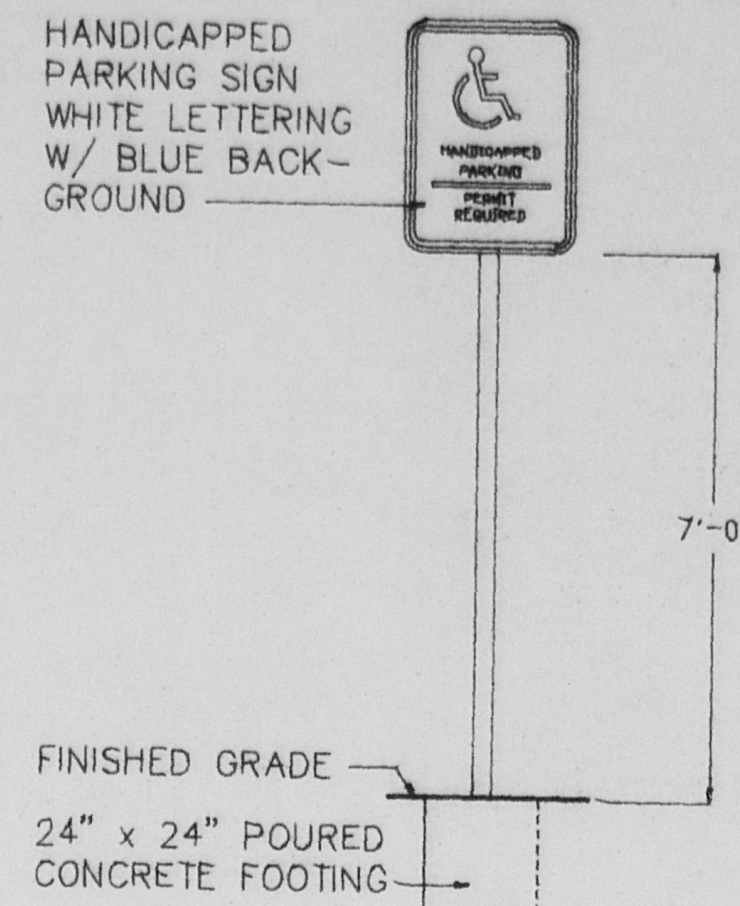
FENCE DETAIL
SCALE: 1/2"=1'-0"



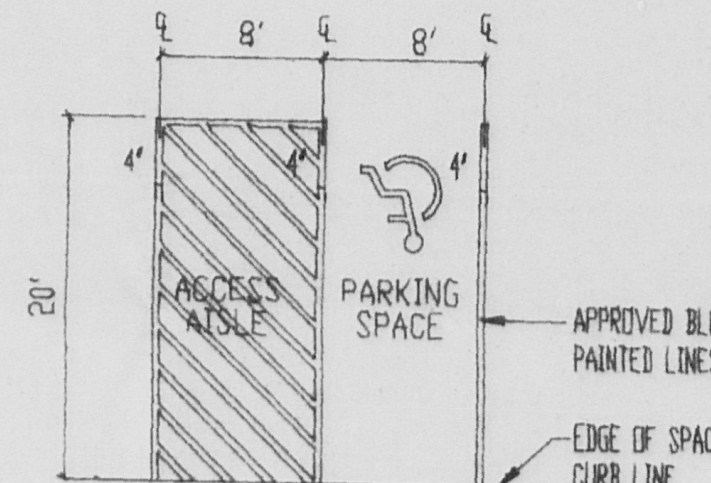
CONCRETE CURB SECTION
SCALE: 1"=1'-0"



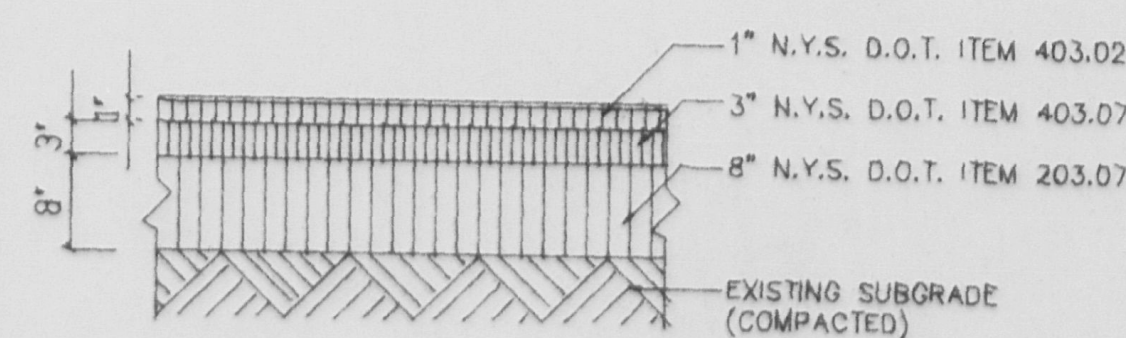
DUMPSTER ENCLOSURE DETAIL
SCALE: 1/4"=1'-0"



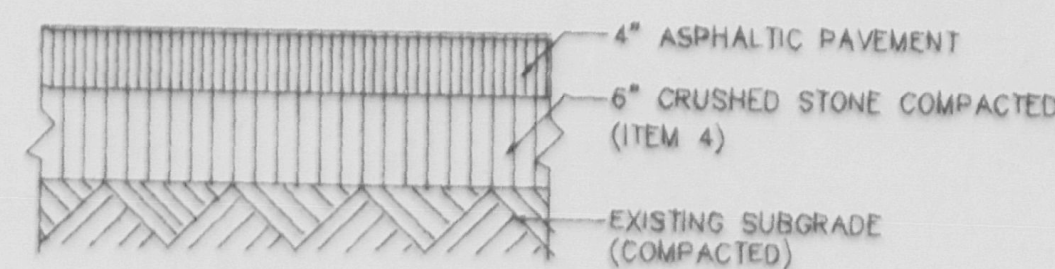
HANDICAP SIGN DETAIL
NO SCALE



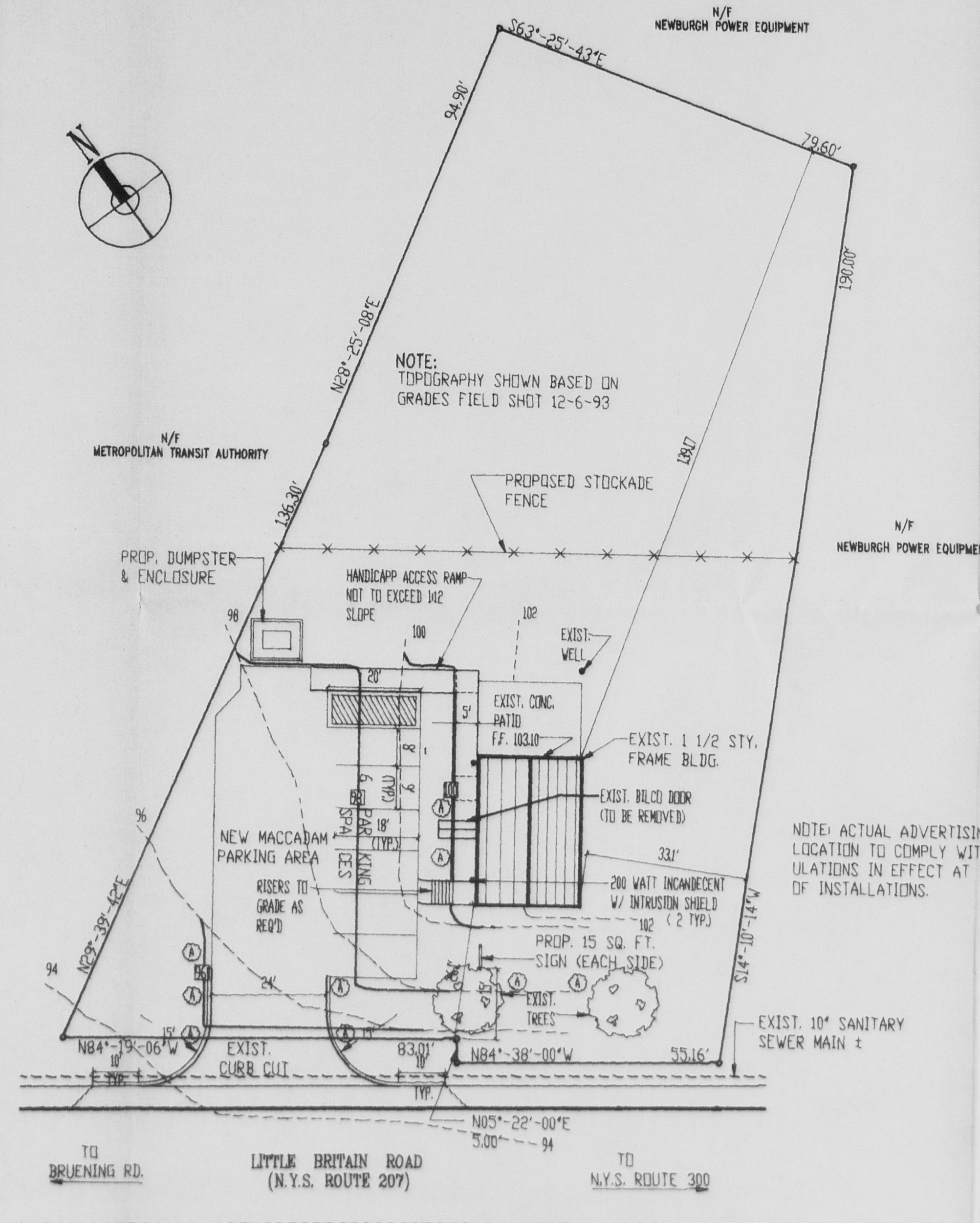
HANDICAPPED SPACE DETAIL
SCALE: 1"=10'



DRIVE SECTION
SCALE: 1"=1'-0"

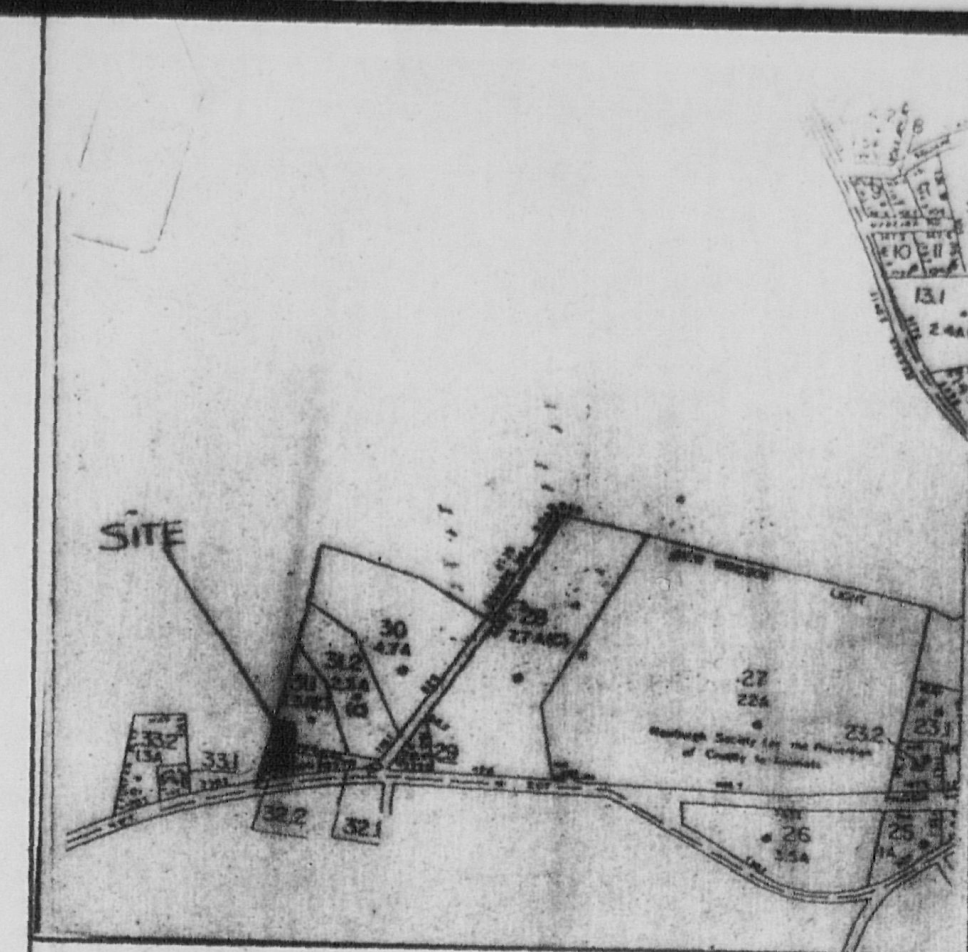


PARKING & DRIVE SECTION
SCALE: 1"=1'-0"



SITE PLAN

SCALE: 1"=20'



LOCATION MAP

ZONING REQUIREMENTS

DISTRICT NEIGHBORHOOD COMMERCIAL (A-B)
SECTION 3, BLOCK 1, LOT 32.2

ITEM	REQUIRED	PROPOSED	ZBA
LOT AREA	10,000 SF	21,780 SF±	
LOT WIDTH	100'	138.17'	
FRONT YARD	40'	26.1'	*
SIDE YARD	15'	33.1'	
BOTH SIDES	35'	90.1'	
REAR YARD	15'	139.17'	
FRONTAGE	N/A	N/A	
MAX. BLDG. HGT.	35'	26'±	
FLOOR AREA RATIO	.1	0.23%	

* INDICATES PRE-EXISTING NON-CONFORMITY

PARKING REQUIREMENTS

NEIGHBORHOOD COMMERCIAL BULK TABLE (D-15)

ONE PARKING SPACE REQUIRED FOR EVERY 3 SEATS

18 SEAT/ 3 = 6 PARKING SPACES REQUIRED
6 PARKING SPACES PROVIDED INCLUDING ONE HANDICAPP

GENERAL INFORMATION:

- OWNER: MR. ANGELO SAKADELIS
31H TOLEMAN RD.
ROCK TAVERN N.Y.
- APPLICANT: VICKI LYNN GIDIA
359 E. MAIN ST.
JEFFERSON VALLY, N.Y. 10535
- SURVEY INFORMATION PROVIDED BY: PETER HUSTIS L.S.
828 BROADWAY
NEWBURGH N.Y. 12550
- SERVICES: SEWER: MUNICIPAL
WATER: PRIVATE WELL
- AT NO POINT IN THE FUTURE SHALL THIS STRUCTURE BE CONVERTED TO A DISCOTHEQUE.

PLANTING LIST:

BOTANICAL NAME	COMMON NAME	QTY	HGT.	DIA.
A1 PINUS KORAIENSIS	WHITE GEM PINE	9	3'	3"

APPROVAL BOX:

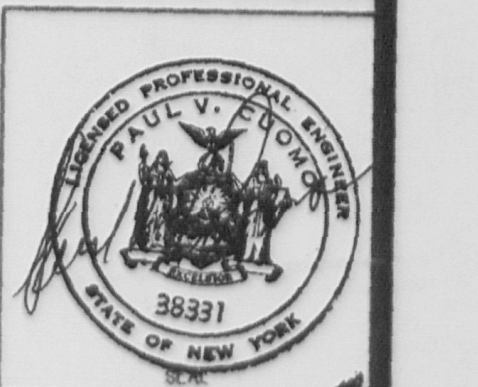
PLANNING BOARD CHAIRMAN
SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON **OCT 26 1994**
BY **CARMEN R. DUBALDI, JR.**
SECRETARY

NOTE:
THIS PLAN IS COPYRIGHTED
UNAUTHORIZED ALTERATION
TO THIS PLAN IS A VIOLATION
OF SECTION 7209(2) OF THE
NEW YORK STATE EDUCATION
LAW.

DATE	ISSUANCE	BY

DATE	REVISIONS	BY

CUOMO ENGINEERING
STEWART INTERNATIONAL AIRPORT, NEW WINDSOR, N.Y. 12553 (914) 567-0063
PROJECT FILE: BUNZ
RTE. 207 NEW WINDSOR



DATE	8-1-94
DRAWN BY	N.P.S.
CHECKED BY	P.V.C.
SCALE	AS NOTED
PROJECT NO.	94246

SP-1